108.0	0001	0015.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	681,800	/	681,800
USE VALUE:	681,800	/	681,800
ASSESSED:	681,800	/	681,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
338		WASHINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ALMEIDA PETER & PAULA C
Owner 2:	
Owner 3:	
Street 1:	338 WASHINGTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ALMEIDA PETER/MARIA T -
Owner 2:	-
Street 1:	338 WASHINGTON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,940 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1960, having primarily Vinyl Exterior and 1868 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6940.000	241,200	900	439,700	681,800
Total Card	0.159	241,200	900	439,700	681,800
Total Parcel	0.159	241,200	900	439,700	681,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 364.99 | /Parcel: 364.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 68848
GIS Ref:
GIS Ref:
Insp Date: 10/26/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 108.0-0001-0015.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	241,200	900	6,940.	439,700	681,800	681,800	Year End Roll	12/18/2019
2019	101	FV	195,000	0	6,940.	446,000	641,000	641,000	Year End Roll	1/3/2019
2018	101	FV	195,000	0	6,940.	332,900	527,900	527,900	Year End Roll	12/20/2017
2017	101	FV	195,000	0	6,940.	301,500	496,500	496,500	Year End Roll	1/3/2017
2016	101	FV	195,000	0	6,940.	289,000	484,000	484,000	Year End	1/4/2016
2015	101	FV	194,000	0	6,940.	245,000	439,000	439,000	Year End Roll	12/11/2014
2014	101	FV	194,000	0	6,940.	232,400	426,400	426,400	Year End Roll	12/16/2013
2013	101	FV	174,600	0	6,940.	221,100	395,700	395,700		12/13/2012

!8463!

PRINT

Date	Time
12/10/20	23:02:15

LAST REV

Date	Time
09/06/19	13:10:53
apro	
8463	

USER DEFINED

Prior Id # 1:	68848
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ALMEIDA PETER/M	51780-83		10/10/2008	Family	1	No	No		
ALMEIDA PETER	44731-449		3/2/2005	Family	1	No	No		
DEALMEIDA JOSE	22590-308		11/6/1992		10	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/11/2013	1057	Manual	11,000	C				
11/22/2008	1437	Addition	13,500	O				14X19` ADDITION BY

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2018	MEAS&NOTICE	HS	Hanne S
5/1/2014	External Ins	PC	PHIL C
1/8/2014	Info Fm Prmt	EMK	Ellen K
6/22/2009	Info Fm Prmt	BR	B Rossignol
4/6/2009	Measured	197	PATRIOT
10/26/1999	Meas/Inspect	256	PATRIOT
7/31/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6940		Sq. Ft.	Site		0	70.	0.91	5									439,741						439,700	

Total AC/HA:	0.15932	Total SF/SM:	6940	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	439,741	Spl Credit		Total:	439,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	68656
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	296321
Depreciation:	55116
Depreciated Total:	241205

COMMENTS

CK WIP REAR FOR ADD 1/10.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

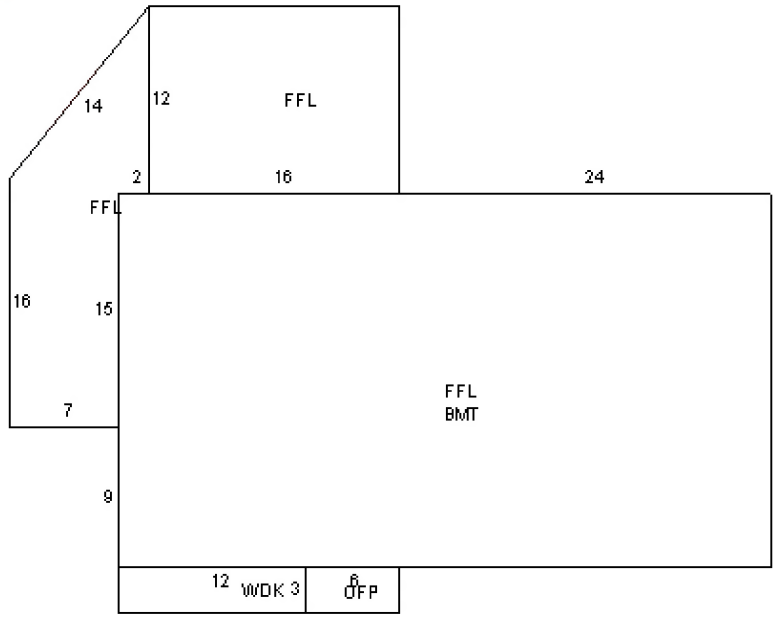
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	128.24
Special Features:	0	Val/Su Net:	99.42
Final Total:	241200	Val/Su SzAd	176.83

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,364	128.240	174,916
BMT	Basement	1,008	50.970	51,382
WDK	Deck	36	16.000	576
OFP	Open Porch	18	44.000	792

Net Sketched Area:	2,426			Total:	227,666
Size Ad	1364	Gross Are	2426	FinArea	1868

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	C	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

108.0-0001-0015.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	5X9	A	AV	2008	0.00	T	8.8	101						
19	Patio	D	Y	1	12X20	A	AV	2016	3.81	T	5	101			900			900

More:	N	Total Yard Items:	900	Total Special Featues:		Total:	900

IMAGE

AssessPro Patriot Properties, Inc